



HARVEY'S
BREWERY



The Constant Service

96 Islingword Road, Brighton, East Sussex, BN2 9SJ

To let under tenancy Minimum capital requirement circa £25,000

An excellent opportunity has arisen for an experienced publican to take on the tenancy at the Constant Service, a welcoming environment offering regular music events, quiz nights, traditional pub food and a good selection of ales in the heart of residential Hanover, just outside central Brighton.

Available now.

Next Steps

Please initially view as a customer, then register an interest via completion of our online form or contact our Estate Services department at estateservices@harveys.org.uk

About

The Constant Service is a popular dog-friendly venue offering a warm welcome to neighbors and newcomers alike.

Featuring a tucked away outside space, good quality hearty pub grub, regular quiz nights and live music events, and multiple TV's showing sporting events.

Location

Situated in the heart of popular residential area, Hanover, walking distance from central Brighton.

Many frequently stopping buses nearby and a 20-minute walk to the main train station.

Accommodation

Trade

Popular food and drink establishment with plenty of cask ales available. Enclosed previously award-winning patio garden outside with heaters for the colder months.

Domestic

Accommodation includes living room, kitchenette, bathroom and bedroom on the first floor.

Requirements

We are looking for a keen operator with a strong community interest and catering skills who are prepared to market and develop this site to its full potential.

A personal licence and recent BII PEAT Certificate are a requirement, along with a well-considered business plan.

Terms

Five year tenancy agreement. Full tie for beers, wines, spirits and minerals. Rent £35k per annum, with additional service rent covering most annual servicing and maintenance costs and associated remedials, currently estimated at £50 per week. Further information available on request.

Trade

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2020	75	7	130	59	32
2021	126	11	218	93	65
2022	189	18	372	143	102
2023	113	12	213	163	58
2024	65	4	193	45	6